

UNSAFE STRUCTURES BOARD HEARING MINUTES OF JANUARY 16th, 2002

Members Present: James Cueva, VC Harry Childs Jose Vera
 Laurence Michelson Abel Ramirez

Excused: Gordon Loader, CH Walter Williams Kathy Babl-Loy
 Enrique Crooks

Absent: Orange Hayes

Staff: Theodore Berman, Clerk of the Board
 Yvonne Bell, Recording Secretary
 Susan Torres, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:17 P.M. on Wednesday, January 16th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the May 16th, 2001, Unsafe Structures Board Meeting. A motion was by Mr. Michelson to accept the minutes of the last board meeting. Mr. Crooks seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman first advised the members that the following Unincorporated Miami-Dade County cases were **withdrawn** per the Building Official.

Unincorporated Miami-Dade County Cases:

DCF1996100182U	1345 N.E. 111 Street
DCF1998100975U	4350 S.W. 8 Street
DCF1999101480U	4700 N.W. 36 Avenue

Mr. Berman then informed the members that the following City Opa Locka cases were **withdrawn** per the Building Official.

City of Opa Locka Cases:

Opa2001-03	2011 Wilmington Street
Opa2001-04	825 Sharar Avenue
Opa2001-08	1320 Sesame Street
Opa2001-12	401 Bahman Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DC99-343U	10270 S.W. 171 Street
DCF1996100187U	553 N.W. 100 Street
DCF1996100219U	3241-3249 N.W. 38 Street
DCF1997100706U	6940 N.W. 27 Avenue
DCF1998100967U	2235 N.W. 41 Street
DCF1998100996U	12100 N.E. 110 Street
DCF1999101298U	3595 N.W. 74 Street
DCF1999101453U	7146 N.W. 14 Place
DCF1999101547U	2800 N.W. 27 Avenue
DC200106765U	8440 S.W. 38 St., Apt. 13
DC200108493U	2754 N.W. 58 Street

Mr. Berman then announced that the following City of Opa Locka cases that have made **agreements with the Building Official:**

City of Opa Locka Cases:

Opa2001-09	2001 Wilmington
Opa2001-14	13170 Answan Road

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show:**

Unincorporated Miami-Dade County Cases:

DC97-491U	940 N.W. 81 Street
DCF1998101142U	3275 N.W. 41 Street
DCF1999101469U	2412-2472 N.W. 58 Street
DCF1999101489U	4818 N.W. 22 Avenue
DC200108614U	10450 S.W. 172 Street
DC200109313U	1766 N.W. 68 Terrace
DC200109686U	1170 N.W. 79 Street

Mr. Berman also informed the members that the following City of Opa Locka cases were **no contest/no show:**

City of Opa Locka Cases:

Opa2001-02	14275 N.W. 21 Court
Opa2001-05	East of 1141 Dunad Avenue
Opa2001-06	1730 Opa Locka Blvd.
Opa2001-07	14435 S.W. 20 Avenue
Opa2001-10	1106 Dunad Avenue
Opa2001-11	2911 N.W. 135 Street
Opa2001-13	2910 N.W. 132 Terrace
Opa2001-15	3090 N.W. 135 Street

The cases and photographs were submitted to the Board for review as called by Mr. Berman.

After the Board reviewed each case file, Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The meeting was adjourned at 2:40 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF FEBRUARY 20th, 2002

Members Present: Gordon Loader, CH James Cueva, VC Harry Childs
Jose Vera Laurence Michelson

Excused: Orange Hayes Walter Williams Kathy Babl-Loy
Enrique Crooks Abel Ramirez

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Cynji Lee, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:25 P.M. on Wednesday, February 20th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

The meeting of the Unsafe Structures Board proceeded without the presence of a court

Mr. Loader requested a motion to approve and accept the minutes of the January 16th, 2002, Unsafe Structures Board Meeting. A motion was by Mr. Childs to accept the minutes of the last board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Loader then requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman first advised the members that the following Unincorporated Miami-Dade County case was **withdrawn** per the Building Official.

Unincorporated Miami-Dade County Case:

DC200107150U 3066 N.W. 58 Street

Mr. Berman then informed the members that the following City of Miami cases were **withdrawn** per the Building Official.

City of Miami Cases:

M02-007 1440 N.W. 1 Avenue

Mr. Berman also informed the members that the City of Miami had **deferred** two cases:

City of Miami Cases:

M02-003 790 N.W. 59 Street
M02-005 1210 N.W. 7 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF1997100584U	2298 N.W. 62 Street
DC98-646UT	3971 N.W. 190 Street
DCF1998101241U	11695 S.W. 220 Street
DC200107305U	18901 N.W. 7 Court
DC200107959U	1601 N.W. 77 Terrace
DC200109511U	2660 N.E. 206 Street
DC200109746U	1434 N.W. 116 Street
DC200110177U	16505-07 N.E. 2 Avenue
DCF2000101762U	10150 N.W. 7 Avenue
DCF2000101846U	1961 N.W. 62 Street

Mr. Berman then announced that the following City of Miami cases that have made **agreements with the Building Official:**

City of Miami Cases:

M02-002	981 N.E. 82 Terrace
M02-004	1022 N.W. 34 Street
M02-008	1540 N.W. 69 Terrace
M02-009	1546 N.W. 66 Street
M02-013	3566 Charles Avenue
M02-014	3623 Charles Avenue
M02-017	7810 N.W. 5 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show:**

Unincorporated Miami-Dade County Cases:

DCF1996100213U	1440 N.W. 72 Street
DCF1998100981U	13610 N.W. 7 Avenue
DCF99-392U	2431 N.W. 2412-2472 N.W. 58 Street
DCF1999101489U	4818 N.W. 22 Avenue
DC200108614U	10450 S.W. 172 Street
DC200109313U	1766 N.W. 68 Terrace
DC200109686U	1170 N.W. 79 Street

Mr. Berman also informed the members that the following City of Opa Locka cases were **no contest/no show:**

City of Opa Locka Cases:

Opa2001-02	14275 N.W. 21 Court
Opa2001-05	East of 1141 Dunad Avenue
Opa2001-06	1730 Opa Locka Blvd.
Opa2001-07	14435 S.W. 20 Avenue
Opa2001-10	1106 Dunad Avenue
Opa2001-11	2911 N.W. 135 Street
Opa2001-13	2910 N.W. 132 ² -Terrace
Opa2001-15	3090 N.W. 135 Street

The cases and photographs were submitted to the Board for review as called by Mr. Berman.

After the Board reviewed each case file, Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Vera.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Loader informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The meeting was adjourned at 2:10 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF March 20th, 2002

Members Present: James Cueva, CH Gordon Loader, VC Harry Childs
Jose Vera Laurence Michelson Abel Ramirez
Mark Trowbridge Walter Williams

Excused: Kathy Babl-Loy Enrique Crooks

Absent: Orange Hayes

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Freddie Franco, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:32 P.M. on Wednesday, March 20th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the February 20th, 2002, Unsafe Structures Board Meeting. A motion was by Mr. Loader to accept the minutes of the last board meeting. Mr. Childs seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman first advised the members that the following Unincorporated Miami-Dade County case was **withdrawn** per the Building Official.

Unincorporated Miami-Dade County Case:

DCF1996100135U 14533 NW 7th Avenue

Mr. Berman then informed the members that the following City of Miami case was **withdrawn** per the Building Official.

City of Miami Cases:

M02-018 927 NW 64th Street
M02-023 3205 SW 27th Avenue
M02-024 3603 Thomas Avenue A/K/A 3430 Plaza Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF1996100023U 980 NW 79th Street
DCF1997100877U 8601 NW 22nd Avenue
DCF1998100961U 9500 NW 7th Avenue
DC200107186U 9840 SW 77th Avenue - 1 -

Mr. Berman then announced that the following City of Miami cases have made **agreements with the Building Official:**

City of Miami Cases:

M02-019	1121 SW 11 th Street
M02-022	3204 Bird Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show:**

Unincorporated Miami-Dade County Cases:

DCF1997100892U	2782 NW 46 th Street
DCF2000101842U	6427 NW 18 th Avenue

Mr. Berman then announced that the following City of Miami cases were **no contest/no show:**

City of Miami Cases:

M02-020	1349 SW 3 rd Street
M02-021	1578 NW 15 th Street Road
M02-025	6973 NW 17 th Avenue
M02-026	7725 NW 5 th Court

The cases and photographs were submitted to the Board for review as called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Williams and seconded by Mr. Michelson.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:47 P.M. by the court reporter.

Mr. Berman then called forth the first case to be presented by Unincorporated Miami-Dade County, where **the interested party** wished to speak to the Board on behalf of the property.

Unincorporated Miami-Dade County Case:

DCF2000101777U	9200 N.W. 27 Avenue
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Building Inspector Spencer Errickson introduced photographs and a case resume into evidence to be reviewed by the Board.

Building Inspector Spencer Errickson stated that he had met with the property owners and the Engineer, they discuss that structures (A), (B), (C), (D), (E), (G), (H), (I), (J), (K), and (L) is showing that it has new construction. Structures (F), (M), and (N) was built without permits and to be demolished within forty-five (45) days. All other structures are to submit Engineer Repair permit within one hundred eighty (180). The permits need to be applied for within ninety (90) days, the permits is to be obtain within sixty (60) days and the repairs to be completed within one hundred eighty (180) days.

Mr. Doug Stratton, Attorney, states that they agreed to the time frames and asked for one hundred twenty (120) days to demolish structures (F), (M), and (N). He indicated that they would do the repairs first and demolish last. He stated that property had been getting boarded up for a couple of weeks now and it would take a lot more time to finish the boarding and would like to the board first. Mr. Stratton asked for 150 days to board property because the showroom is difficult to secure. The property once was watched out by a security guard, but no longer is there.

Mr. Abel Ramirez asked if property could be fenced and property owner (Tim Ogle) replied no.

After much discussion, Mr. Loader made a motion that “the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with Laboratory Test, Engineer’s Certification and Architect/Engineer’s sealed plans. The Engineer’s certification or laboratory tests must be submitted within 180 days. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within three hundred thirty (330) days from today. The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible”.

After some discussion, the motion was made by Mr. Loader and seconded by Mr. Michelson.

Childs	-	No	Vera	-	No
Cueva	-	No	Loader	-	Yes
Michelson	-	Yes	Williams	-	Yes
Ramirez	-	Yes	Trowbridge	-	Yes

Motion passed 5 to 3.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the second case to be presented by Unincorporated Miami-Dade County, where **the owner** wished to speak to the Board on behalf of the property.

Unincorporated Miami-Dade County Case:

DC200005994U

10240 SW 177 Street

Building Inspector Harry Cruz introduced photographs and a case resume into evidence to be reviewed by the Board.

UNSAFE STRUCTURES BOARD HEARING MINUTES OF APRIL 17TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Harry Childs
Jose Vera Laurence Michelson Abel Ramirez
Mark Trowbridge Walter Williams

Excused: Kathy Babl-Loy Enrique Crooks

Absent: Orange Hayes

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Cynji Lee, Asst. County Attorney

Court Reporter: Freddie Franco, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, April 17th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the March 20th, 2002, Unsafe Structures Board Meeting. A motion was by Mr. Childs to accept the minutes of the last board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then requested that Mr. Berman introduce the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman then informed the members that the following City of Miami cases were **withdrawn** per the Building Official.

City of Miami Cases:

M02-030 1695 S.W. 11 Street
M02-032 3048 S.W. 18 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF1996100239U 3100 N.W. 27 Avenue
DC200107050U 12101 S.W. 213 Terrace
DC200108339U 15933 S.W. 153 Court
DC200111136U 10041 S.W. 134 Avenue

Mr. Berman then announced that the following City of Miami cases have made **agreements with the Building Official:**

City of Miami Cases:

M02-028 1335 N.W. 9 Avenue
M02-031 1880 N.W. 47 Terrace
M02-034 4926 S.W. 4 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show**:

Unincorporated Miami-Dade County Cases:

DC200006067U	2015 N.W. 124 Street
DC200006376U	4240 N.W. 27 Avenue
DC200106910U	8210 S.W. 138 Avenue
DC200110119U	19621 E. Oakmont Drive

Mr. Berman then announced that the following City of Miami cases were **no contest/no show**:

City of Miami Cases:

M02-027	1313 N.W. 9 Avenue
M02-029	1361 N.W. 8 Avenue
M02-033	3621 N.W. 16 Terrace
M02-035	5884 S.W. 2 Terrace

The cases and photographs were submitted to the Board for review as called by Mr. Berman.

After the Board reviewed each case file, Mr. Childs requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Williams and seconded by Mr. Vera.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:45 P.M. by the court reporter.

Mr. Berman called forth the only case to be heard of the day by Unincorporated Miami-Dade County, where **the attorney for the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC98-129UT	2350 N.W. 175 Street
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Building Inspector Spencer Errickson introduced photographs and a case resume into evidence to be reviewed by the Board.

Building Inspector Spencer Errickson stated that he had met with the property owners and the Engineer, they discussed that structures (A), (B), (C), (D), (E), (G), (H), (I), (J), (K), and (L) are showing that it has new construction. Structures (F), (M), and (N) were built without permits and are ordered to be demolished within forty-five (45) days. He indicated that all other structures are to submit an Engineer's Report permit within one hundred eighty (180). The permits needed to be applied for within ninety (90) days, the permits is to be obtain within sixty (60) days and the repairs to be completed within one hundred eighty (180) days.

Mr. Doug Stratton, Attorney, stated that they agreed to the time frames and asked for one hundred twenty (120) days to demolish structures (F), (M), and (N). He indicated that they would do the repairs first and demolish last. Mr. Stratton stated was in the process boarding up the property for a couple of weeks now and it would take a lot more time to finish the boarding. He asked for 150 days to board the property first because the showroom is difficult to secure. The property once was watched by a security guard, but is no longer guarded.

Mr. Abel Ramirez asked if the property could be fenced and property owner (Tim Ogle) replied no.

After much discussion, Mr. Loader made a motion that “the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with Laboratory Test, Engineer’s Certification and Architect/Engineer’s sealed plans. The Engineer’s certification or laboratory tests must be submitted within 180 days. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within three hundred thirty (330) days from today. The repairs shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible”.

Mr. Loader further recommended that “said structures (F), (M), and (N) be demolished by an individual qualified to obtain a demolition within ninety (90) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Michelson seconded the motions.

Discussion: DC 9120 Ridgeland Drive

Mr. Berman introduced the Annual Report for 2000-2001 to the board members and after careful consideration, it passed unanimously by a voice vote of the board.

The meeting was adjourned at 2:30 P.M.

Prepared by: _____

Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF MAY 15TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Harry Childs
Jose Vera Laurence Michelson Abel Ramirez
Mark Trowbridge Walter Williams

Excused: Kathy Babl-Loy Enrique Crooks

Absent: Orange Hayes

Staff: Michael Goolsby
Yvonne Bell, Recording Secretary
Cynji Lee, Asst. County Attorney

Court Reporter: Freddie Franco, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:15 P.M. on Wednesday, May 15th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva then requested that Mr. Berman introduce the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Goolsby then informed the members that the following Unincorporated Miami-Dade County and City of Miami case was **withdrawn** per the Building Official.

Unincorporated Miami-Dade County Case:

DC200003153U 11955 S.W. 134 Avenue

City of Miami Case:

M02-038 799 N.W. 44 Street

Mr. Goolsby announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF1996100272U 8476 S.W. 40 Street

DC200108988U 19141 N.W. 57 Court

Mr. Goolsby also announced that the following City of Miami cases have made **agreements with the Building Official:**

City of Miami Cases:

M02-039 1326-1328 N.W. 7 Avenue

M02-041 1937 N.W. 6 Street

M02-042 3048 N.W. 22 Avenue

M02-043 3420 N.W. 10 Avenue

Mr. Goolsby then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show**:

Unincorporated Miami-Dade County Cases:

DC200005655U	13761 S.W. 72 Terrace
DC200006449U	1760 N.W. 68 Terrace
DC2001109306U	3095 N.W. 43 Terrace
DC200110421U	1717 N.W. 62 Terrace
DC200110511U	1775 N.W. 63 Street
DC200110905U	2135 N.W. 70 Street

Mr. Goolsby announced that the following City of Miami cases were **no contest/no show**:

City of Miami Cases:

M02-036	121 N.W. 62 Street
M02-037	206 N.W. 12 Avenue A/K/A 210 N.W. 12 Avenue
M02-040	1480-82 N.W. 7 Avenue
M02-044	5804 N.E. 2 Avenue A/K/A 5812 N.E. 2 Avenue

The cases and photographs were submitted to the Board for review as called by Mr. Goolsby.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Childs.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:38 P.M. by the court reporter.

Mr. Goolsby called forth the first case to be heard by Unincorporated Miami-Dade County, where **the attorney for the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200108937U	7375 N.W. 169 Terrace
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Building Inspector Spencer Erriksen introduced photographs and a case resume into evidence to be reviewed by the Board.

Building Inspector Spencer Erriksen gave an account of the structure and recommended that "said structure be secured

Mr. Pedro Hernandez stated that he had received a partial permit for the demolition, but would like to keep the CBS walls. He explained to the members that the plans have been drawn and are in the process of being submitted for approval. Mr. Hernandez further added that structure (C) will be demolished and is requesting six months to rehab the entire structure.

Mr. Williams asked the Building Inspector was this time frame practical for the department.

Mr. Erriksen informed Mr. Williams that a partial demolition permit is not a requirement of the department, however there should not be a problem for them to solve the CBS walls.

Mrs. Carmen Molster, a neighbor of the property stated that structure (A) is completely destroyed and is attracting criminal activity. She explained to the board that this structure has not been secured properly and she has had to call the police on numerous occasions. She further added that this is an ongoing problem with the owner of the property and she would like to see the sanctions set forth for compliance to be carried out in a timely manner, since safety is also a problem.

Mr. Hernandez affirmed that he would secure the property within the next week.

After much discussion, Mr. Loader made a motion that “said structures (A) and (B) must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs) and fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures (A) and (B) must be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within sixty (60) days from today. The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building structure and shall be within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the County as soon as possible.”

Mr. Loader further recommended that “said structure (C) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the County as soon as possible.” Mr. Vera seconded the motions as presented by Mr. Loader.

Mr. Cueva requested a roll call vote and the motions passed unanimously.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200004976U 1080 N.W. 79 Street

Building Inspector Orlando Vega introduced photographs and a case resume into evidence to be reviewed by the Board.

Building Inspector Orlando Vega gave an account of the structures and recommended that “said structures (B), (C), (D) and (S) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the County as soon as possible.”

Mr. Vega further added that “said structures (A), (E), (F), (G) and (R) must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs). The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within thirty (30) days from today. The completion or repair of said structure shall conform to the latest South Florida Building Code and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the County as soon as possible.”

Mr. George Tapia, property owner stated that he has lived in the Liberty City area for the past 13 years and he rehabilitates homes with the help of his brother. Mr. Tapia explained to the members that he paid someone to demolish the structures and was unaware that a permit was not obtained.

Mr. Vega made clear to the board that he unit sent the Notice of Violation to Green Mountain, who was the owner of record and

Mr. Tapia stated that he would agree to the demolition of structures (C), but not structures (B), (D) and (S).

Mr. Errickson commented that structure (S) is a CBS wall not built to code that is located behind structure (A).

Mr. Tapia further explained to the board that there are tenants living in these buildings.

After some discussion, Mr. Williams made a motion to uphold the Building Official’s recommendations. Mr. Childs seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the⁻⁴-transcripts)

Discussion on the motion:

Mrs. Cynji Lee, Assistant County Attorney explained to the owner the appeal process of the Unsafe Structures Board.

Mr. Goolsby called forth the third case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200004976U 1080 N.W. 79 Street

Building Inspector Spencer Erriksen introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Erriksen gave an account of structure and recommended that “said structure (A) must be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within thirty (30) days from today. The completion or repair of said structure shall conform to the latest South Florida Building Code and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the County as soon as possible.”

Mr. Erriksen further recommended that “said structures (B), (C) and (D) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the County as soon as possible.”

The meeting was adjourned at 3:20 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF JUNE 19TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera Abel Ramirez

Excused: Kathy Babl-Loy Enrique Crooks Mark Trowbridge
Walter Williams Harry Childs Laurence Michelson

Absent: Orange Hayes

Staff: Yvonne Bell, Recording Secretary

Court Reporter: Not Present

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:29 P.M. on Wednesday, June 19th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva informed the audience that the cases presented for this hearing will have to be ratified at the next meeting, due to lack of quorum.

Mr. Cueva then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Loader then proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Cases:

DC200003598U 2701 S.W. 69 Court
DC200006137U 5901 S.W. 73 Avenue
DC200211882U 2758 N.W. 38 Street

City of Miami Cases:

M02-047 764 N.W. 46 Street
M02-050 1618 N.W. 1 Court A/K/A 1614-1618 N.W. 1 Court

Mr. Loader then announced that the following City of Miami Beach case was **deferred**.

City of Miami Beach Case:

BV01000549 1024 Ocean Drive

Mr. Loader then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DC199900669U 20721 N.W. 38 Avenue
DC199900866UT 5401 S.W. 99 Court
DC200110175U 16435 N.W. 22 Avenue
DC200110273U 2121 N.W. 105 Terrace
DC200110547U 17325 Homestead Avenue
DC200211679U 828 N.W. 79 Street

Mr. Loader then announced that the following City of Miami case has made an **agreement with the Building Official:**

City of Miami Cases:

M02-051 1774 N.W. 50 Street A/K/A 1774-1776 N.W. 50 Street

Mr. Loader then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show:**

Unincorporated Miami-Dade County Cases:

DC200107380U	9820 S.W. 34 Street
DC200109594U	5030 N.W. 21 Avenue
DC200109831U	2375 N.W. 62 Street
DC200110041U	9204 N.W. 4 Avenue
DC200110263U	26645 S.W. 137 Court
DC200110308U	10845 S.W. 41 Street
DC200110420U	7021 N.W. 20 Avenue
DC200110491U	7710 N.W. 19 Avenue
DC200110512U	7008 N.W. 18 Avenue
DC200110668U	29450 Idaho Road
DC20011425U	1775 N.W. 65 Street
DC20011762U	3011 N.W. 106 Street

Mr. Loader then announced that the following City of Miami cases were **no contest/no show:**

City of Miami Cases:

M02-045	180 N.W. 60 Street
M02-046	329 N.W. 12 Avenue
M02-048	1031 S.W. 4 Avenue
M02-049	1575 N.W. 68 Street A/K/A 1579 N.W. 68 Street
M02-052	1787 N.W. 43 Street
M02-053	1900 N.W. 31 Street
M02-054	2821 S.W. 27 Terrace

The cases and photographs were submitted to the Board for review as called by Mr. Loader.

After the Board reviewed each case file, Mr. Cueva informed the appellants that due to a lack of quorum the cases would have to be ratified at the next scheduled hearing.

Discussion:

Mr. Cueva requested that the Building Officials' of the municipalities submit a tracking report to the members with the Annual Report indicating the status of the decisions made by the board.

The meeting was adjourned at 1:55 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF JULY 17TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera Abel Ramirez
Mark Trowbridge Harry Childs Walter Williams
Laurence Michelson

Excused: Kathy Babl-Loy Enrique Crooks

Absent: Orange Hayes

Staff: Theodore Berman, Deputy Director
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:25 P.M. on Wednesday, July 17th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the June 19th, 2002, Unsafe Structures Board Meeting. A motion was by Mr. Childs to accept the minutes of the last board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** at the June 19th meeting per the Building Official.

Unincorporated Miami Dade Cases:

DC200003598U	2701 S.W. 69 Court
DC200006137U	5901 S.W. 73 Avenue
DC200211882U	2758 N.W. 38 Street

City of Miami Cases:

M02-047	764 N.W. 46 Street
M02-050	1618 N.W. 1 Court A/K/A 1614-1618 N.W. 1 Court

Mr. Berman then announced that the following cases were **no show/no contest** at the June 19th hearing and were now being **withdrawn** by the City of Miami.

Unincorporated Miami Dade Cases:

M02-045	180 N.W. 60 Street
M02-046	329 N.W. 12 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official** at the June 19th hearing:

Unincorporated Miami-Dade County Cases:

DC199900669U	20721 N.W. 38 Avenue
DC199900866UT	5401 S.W. 99 Court
DC200109594U	5030 N.W. 21 Avenue – removed from No Show/No Contest List
DC200110175U	16435 N.W. 22 Avenue
DC200110273U	2121 N.W. 105 Terrace
DC200110547U	17325 Homestead Avenue – removed from No Show/No Contest List
DC20011425U	1775 N.W. 65 Street – removed from No Show/No Contest List
DC200211679U	828 N.W. 79 Street

Mr. Berman announced that the following City of Miami case has made an **agreement with the Building Official** at the June 19th hearing:

City of Miami Cases:

M02-051	1774 N.W. 50 Street A/K/A 1774-1776 N.W. 50 Street
M02-052	1787 N.W. 43 Street – removed from No Show/No Contest List

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show** at the June 19th hearing:

Unincorporated Miami-Dade County Cases:

DC200107380U	9820 S.W. 34 Street
DC200110041U	9204 N.W. 4 Avenue
DC200110263U	26645 S.W. 137 Court
DC200110420U	7021 N.W. 20 Avenue
DC200110491U	7710 N.W. 19 Avenue
DC200110668U	29450 Idaho Road
DC20011762U	3011 N.W. 106 Street

Mr. Berman then announced that the following City of Miami cases were **no contest/no show** at the June 19th hearing:

City of Miami Cases:

M02-048	1031 S.W. 4 Avenue
M02-049	1575 N.W. 68 Street A/K/A 1579 N.W. 68 Street
M02-053	1900 N.W. 31 Street
M02-054	2821 S.W. 27 Terrace

Mr. Berman announced that the next compilation of cases were regularly scheduled for the July 17th, 2002 hearing and proceeded to inform the member that the following case was **deferred** per Unincorporated Miami-Dade County:

Unincorporated Miami-Dade County Case:

DC200110145U	1329 N.E. 110 Terrace
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Mr. Berman then announced that the following City of Miami case was **withdrawn** per the Building Official:

City of Miami Case:

M02-056 912 N.W. 55 Terrace

Mr. Berman then announced that the following City of Miami case was **deferred** per the Building Official:

City of Miami Case:

M02-059 1942 NW 2 Court

The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Loader and seconded by Mr. Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:00 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the City of Miami Beach.

City of Miami Beach Case:

BV01-000549 1024 Ocean Drive

Building Official Jeri Goodkin introduced photographs and a case resume into evidence to be reviewed by the Board.

Ms. Goodkin stated that the building was built in 1964 and there were violations of which a judge ordered the owners to shore and brace the property. Still to this date, work on the property has not commenced.

Assistant County Attorney of City of Miami Beach, Rhonda Montoya stated that the bank was ordered to commence the work six (6) weeks ago. The pattern of the property has been long going with no attempt to repair the building. She also received a letter stating that the broker turned over the keys to the property. Ms. Montoya informed the board that the City's Engineer felt that the shoring is not adequate and they would like them to pull the plans and do the shoring within thirty (30) days from today.

Ms. Goodkin further added that the previous contractor did serious structural damage to the property causing an imminent threat to the community. Ms. Goodkin stated that the hotel in is also in the historic district of Miami Beach.

Mr. Brian Adler, representative for the owner stated that the foreclosure sale was last week and the owners are expecting the title documents. He explained that they did not have the title when several orders were rendered. He further added that the keys were given to the broker and there has been access to the property issues, which will be resolved soon.

Mr. Adler also stated that the bank will have the title on Tuesday, July 23, 2002 and requested forty-five (45) days to comply.

Mr. Berman asked Mr. Partovi what is the status of the collapse of the building.

Mr. Partovi informed Mr. Berman that the lateral load is weakened because of the height and the structure might collapse at a 50 mph wind.

Mr. Jeff Marker, representative for Ocean City Builders informed the members that the structure has the scaffolding in place and they are ready to go forward. The permit has been received, but they will not be able to obtain it until the title is cleared. They already have workers in place to start the work next week of which should be completed within (thirty) 30 days.

Mr. Adler stated that the Contractors eluded that the timeframe is tight, so Mrs. Rhonda Montoya amended her order to start from next Tuesday, July 23, 2002 (making it 35 days). She stated that they have been trying to work with the owners for a very long period.

After some discussion, Mr. Loader made a motion to uphold the Building Official's recommendation. Mr. Childs seconded the motion.

After some discussion, Mr. Berman administered a roll call vote:

Childs – yes	Trowbridge – yes
Loader – yes	Williams – No
Cueva – yes	Ramirez – yes
Michelson – abstained	

Motions passed 5 to 1. (Mr. Michelson abstained)
(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the second case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200110190U 1856 NW 69 Terrace

Mr. Orlando Vega, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Vega gave an account of the structure and recommended that “said structure shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as⁻⁴ soon as possible.”

Ms. Barbara Thompson, property owner stated that she inherited the property from her grandmother and asked for her case to be deferred today to have counsel in place. Ms. Thompson would like the board to give her four (4) months to sell or demolish the property.

Mr. Julio Navarro, Building Inspector stated that the property is in bad condition and will not grant more than thirty (30) days and the property need to be boarded within ten (10) days.

Ms. Thompson also stated that the county has a lien on the property and she has been trying to get the property demolished.

After some discussion, Mr. Loader made a motion to uphold the Building Official's recommendation. Mr. Williams seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman then called forth the third case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200109831U 2375 N.W. 62 Street

Mr. Orlando Vega, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Vega gave an account of the structures and recommended that "said structures (A) & (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible."

The property owner asked that the board revoke the order of demolition, since they have a contractor in place and will be selling the property. They will demolish the attached garage, which is structure (B) and will stucco the building and get it ready to sell.

Mr. Julio Navarro, Building Inspector said the cosmetic features are not the issue.

Mr. Michelson asked what would it take to secure this building.

Mr. Navarro informed Mr. Michelson that the building needed to be demolished and added that the building was built in 1941 and would require a 40-year recertification.

After some discussion, Mr. Loader made a motion that "said structure (A) shall be secured within ten (10) days working days. The following securing method is approved: Storm Shutter, Concrete Block, and Fencing. The structure(s) are to be **maintained** secured, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structure(s) must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structure Unit for approval. The building permit must be obtained by a ⁵-qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code within ninety (90) days from today.

The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Vega further added that “said structure (B) be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Loader made a motion to uphold the Building Official’s recommendations. Mr. Childs seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the fourth case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200107921U 12525 SW 211 Terrace

Building Inspector Harry Cruz introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Cruz proceeded to give a description of structure (A) and recommended that “said structure must be repaired or completed.

Mr. Cruz then added that “said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Daniel Avier, the engineer for the property stated that the new owners have completed a lot of work and they have hired a structural engineer who found that the building is safe.

Mr. Julio Navarro with the Building Department informed Mr. Loader that the permit would be an after fact permits because the job was done already completed.

The owner said he bought the property in May 2002 and informed the board that he rehabilitates homes and put them on the market. He added that the title searched showed a clear title to the property.

Mr. Navarro stated that structure is unsafe and they needed to go through the amnesty program.

Mr. Williams made a motion uphold the Building Official's recommendations. Mr. Childs seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the fifth case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the board.

Unincorporated Miami-Dade County Case:

DC20010512U 7008 NW 18 Avenue

Mr. Orlando Vega, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Vega gave an account of structure and recommended that "said structure (A) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, Said structure shall be demolished by the enforcing municipality as soon as possible."

Mr. Fenderson, property owner stated that the first building was demolished. He wants to salvage the other building. He stated that he does not live in the property and he only uses it for storage.

Mr. Julio Navarro stated that he could not agree to the repairing of the structure, since it exceeds 50% of deterioration and the recommendation of the Building Official is to demolish the structure.

Mr. Loader made a motion uphold the Building Official's recommendation to demolish the structure. Mr. Childs seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the sixth case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC20010308U 10845 SW 41 Street

Mr. Mayorga, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Mayorga gave an account of structure and recommended that "said structure (A) must be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with plans by a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a qualified homeowner or a ⁷-licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within sixty (60) days from today.

The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Mayorga further added that “said structure (B) shall be demolished by an individual qualified to obtain a demolition permit within sixty (60) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.

Mr. Williams made a motion to uphold the Building Official’s recommendations. Mr. Childs seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the sixth case to be heard by Unincorporated Miami-Dade County, where **the interested party** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200006137U

5901 SW 73 Avenue

Building Inspector Mr. Mayorga introduced the photographs and a case resume into evident to be reviewed by the Board.

Mr. Mayorga proceeded to give a description of Structure (A) and recommended that “ said structure must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as specs). The structure are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with laboratory tests, Engineer’s Certification and Architect/Engineer’s sealed plans. The engineer’s certification or laboratory tests must be submitted within thirty (30) days from today. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structure Unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within sixty (60) days from today. The completion or repair of said structure(s) shall conform to the Florida Building Code and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.

Mr. Mayorga further gave an account of structure (B) and recommended that “said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, Said structure shall be demolished by the enforcing municipality as soon as possible.”

Attorney for the owner stated that the property is in circuit court and the litigation will determine ownership. His clients purchased the property in 1989 and he requested a deferral for a couple of months to have the case ready for presentation.

Mr. Mayorga stated that the building is not in imminent danger.

Mr. Navarro stated that the pool needed to be secured even though there is not any water inside.

After much discussion, Mr. Loader made a motion that “said structure (A) be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts and lumber as specs). The structure is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structure must be repaired or completed with Laboratory Tests, Engineer’s Certification and Architect/Engineer’s sealed plans. The Engineer’s Certification or Laboratory tests must be submitted within sixty (60) days from today. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today.

Mr. Loader further recommended that “said structure (B) be demolished by an individual qualified to obtain a demolition within one hundred eighty (180) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” The motion was made by Mr. Williams and Mr. Michelson seconded.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Discussion:

Mr. Michelson commented about the vacancies of the board Unsafe Structures Board.

Mr. Berman commented that a letter must be issued to the clerk of the board informing them of the issues with these board members.

Mr. Berman suggested those members with excessive absences should inform the board about their absences at the next Unsafe Structures Board meeting.

The meeting was adjourned at 4:15 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF SEPTEMBER 18TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera Abel Ramirez
Walter Williams Enrique Crooks James Starkweather
Laurence Michelson

Excused: Kathy Babl-Loy

Absent: Orange Hayes

Staff: Herminio F. Gonzalez, Director
Yvonne Bell, Recording Secretary
Cynji Lee, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, September 18th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the July 17th, 2002, Unsafe Structures Board Meeting. A motion was by Mr. Michelson to accept the minutes of the last board meeting. Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Loader then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Loader proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami Beach cases were **withdrawn** at the meeting per the Building Official.

Unincorporated Miami Dade Case:

DCF1996100500U 7415 SW 24 Street

City of Miami Beach Case:

BV02000886 334 Euclid Avenue

Mr. Loader then announced that the following Unincorporated Miami-Dade County case was **no show/no contest**:

Unincorporated Miami Dade Cases:

DC200110145U 1329 NE 110 Terrace

Mr. Loader then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF1997100822U	17030 SW 100 Avenue
DC199900653UT	1144 NW 75 Street
DC200110020U	10331 SW 183 Street
DCF2000101581U	11001 SW 184 Street
DCF2000101595U	1620 SW 40 Avenue
DC200211503U	13100 SW 192 Street
DC200211767U	10585 NW 30 Avenue

The cases and photographs were submitted to the Board for review was called by Mr. Gonzalez.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 1:48 P.M. by the court reporter.

Mr. Gonzalez called forth the first case to be heard by the Unincorporated Miami-Dade.

Unincorporated Miami-Dade County Case:

DC200212754U	12240 NW 21 Place
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Building Official Spencer Erickson introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Erickson stated that the property was built in 1959 and the report from the engineer shows that the structure is unsafe and beyond repair.

The Property Owner stated that he needed help to rebuild his home. He had made numerous of calls to get someone to help him with the repairs and had not been successful. The home was purchased in 1996 and he does not want the house demolished.

Mr. Williams enlightened the property owner about the cost of repair to the home. He advised the homeowner to obtain counsel and to go after the mortgage company.

Mr. Erickson thinks it would be sufficient to amend his recommendation to 45 days to demolish property.

Mr. Michelson stated that maybe a deferment should be offered to give the owners' time to obtain an attorney.

Mr. Crooks reviewed the Engineer's report and enlightened the board as to his findings.

Mr. Cueva stated that it is now hurricane season and does not think it is a good idea to live in home any longer.

Mr. Crooks stated that due to the amount of danger, the owners should make provisions to make the property a little safer.

Mr. Erickson stated that there have been numerous efforts to prevent the house from falling and would like an engineer to certify the structural damage, if a deferment were to be made.

Mr. Starkweather asked about the damage in 1996 and commented that the insurance company should be held accountable for the problems with the house.

Mr. Williams wanted the record to reflect that the owners were only fluent in Creole and do not speak or understand English well.

Asst. County Attorney, Cynji Lee suggested to the owners to vacate in 30 days and seek repair options.

Mr. Erickson informed the board that the owners have received notice from the mortgage company indicating a foreclosure, due to the Notice of Violation issued by the Building Department.

After some discussion, Mr. Williams made a motion to uphold the Building Official's recommendation. Mr. Michelson seconded the motion.

Mr. Gonzalez administered a roll call vote:

Starkweather – yes

Loader – no

Cueva – no

Michelson – yes

Crooks – no

Williams – yes

Ramirez – no

Vera - yes

The motion did not pass due to a tie in the voting process.

At this time, Mr. Loader offered another motion that "said structure shall be vacated as soon as practical. Said structure shall be made temporarily safe within fourteen (14) days from today with the instruction of the Unsafe Structures Unit. If said structure is not made temporarily safe within fourteen (14) days, the building shall remain vacant and shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible." Motion seconded by Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Michelson further added that demolition should be put in order on carport immediately.

Mr. Erickkson stated that the carport is not designated as a separate structure. The north and south side is in imminent danger.

Audience member, Attorney Leda Rodriguez informed the owners about a program for legal counsel.

Mr. Gonzalez called forth the second case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

DC200109966U

20731 NW 28 Avenue

Mr. Spencer Erickkson, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Erickkson gave an account of the structure and recommended that “said structure shall be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts, and lumber a specs). The structure shall be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure(s) shall conform to the Florida Building Code and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.

The Representative of the Bank stated that he does not have access to get on the property. He would need to get the order from the courts to allow them to gain the right to enter the property to access the structure. He requested one hundred eighty (180) days to obtain permit and one hundred eighty (180) days to complete repairs.

Mr. Erickkson informed the board that the building has been maintained secured.

The Representative stated that the property is in foreclosure proceedings that was filed earlier this month and they cannot step foot on the property until they get the order from the courts, which will take 30 days to obtain a motion from the courts.

Mr. Michelson asked the Building Official if the roof was attached.

Mr. Erickkson replied that there is possible damage to the roof system.

The Representative stated that he has not seen the property and the Building Official’s timeframes are not sufficient.

After some discussion, Mr. Williams made a motion to uphold the Building Official's recommendation. Mr. Starkweather seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez then called forth the third and fourth case to be heard by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

#3 DC200212061U 6900 NW 35 Avenue

#4 DC200212062U 6890 NW 35 Avenue

Mr. Spencer Erickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Erickson gave an account of case #3 and recommended that "said structure (A) shall be repaired or demolish within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts and lumber as specs). The structure(s) are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structure(s) must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the unsafe structures unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The completion or repair of said structure(s) shall conform to the Florida Building Code and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible."

He further added that "said structures (B) & (C) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible."

Mr. Erickson then gave an account of case #4 and recommended that "said structures (A) & (F) shall be repaired or demolish within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts and lumber as specs). The structure(s) are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structure(s) must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the unsafe structures unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The completion or repair of said structure(s) shall conform to the Florida Building Code and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above-⁵ conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible."

He further added that “said structures (B), (C), & (E) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Barry Moss, the son of the owners stated that his father is taking care of his mother and does not have an income. He would like to fix the building, but he could not afford it. All the properties have been sold and need time to fix the properties. Mr. Moss requested eight (8) months to obtain permits and six (6) to twelve (12) months to complete the work. He informed the board that the power is off in the building and no one conducts business there. In addition, he added that the property was in the industrial area and therefore would like time to rehabilitate all the properties.

Mr. Williams made a motion to uphold the Building Official’s recommendations. Mr. Michelson seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez then called forth the last case to be presented by Unincorporated Miami-Dade County, where **the attorney for the Lakes of the Meadow homeowners** wished to speak to the Board.

Unincorporated Miami-Dade County Case:

Lakes of the Meadow Condo #1-7 and 9 - S.W. 152 Avenue and S.W. 47 Street

Asst. County Attorney, Cynji Lee informed the board as to only addressing an extension of time and progress report.

Mr. Williams asked about their right to hear additional information.

Mr. Cueva stated that the board would only hear the matter of extensions.

Mr. Navarro stated that there is a limited extension of time offered by the Building Department of sixty (60) days for (fire separation permit and structural permit); which is due for compliance at the end of this month. He informed the board that no permits have been applied and commented further advised the members that Condo #8 is moving along with their repairs.

Mr. Ramirez stated that Condo #8 already had a settlement.

Mr. James McDonald, Attorney for the Lakes of the Meadow Condo Nos. #1-7 & 9 asked what he could speak about.

Asst. County Attorney, Cynji Lee advised him on the request for extension of time.

Mr. Williams made a motion to defer this case until proper notification is made.

Mr. McDonald stated that he has been in constant discussion with Miami-Dade County and proceeded to give the members a status report. Mr. McDonald stated that firewall issue is not the only thing wrong at the Lakes of the Meadow. He presented to the board with an itemized list of things that is wrong. Mr. McDonald informed the Building Dept. that more violations were found and needs 2 years to comply because defects are beyond 50%.

Mr. Loader made comment to the fact that the board had already heard this case at the May 29th, 2002 board hearing; where Mr. McDonald gave expressed his concerns and the fire and wind issues were addressed at the May hearing.

Mr. Michelson made a motion to uphold the Building Official's recommendation that "to grant a sixty-(60) day extension for permits to be obtained for fire separation and structural repairs." Mr. Crooks seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

The meeting was adjourned at 3:30 P.M.

Prepared by: _____

Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF OCTOBER 16TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera Abel Ramirez
Walter Williams Enrique Crooks James Starkweather
Laurence Michelson Mark Trowbridge

Excused: Kathy Babl-Loy

Absent: Orange Hayes

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:40 P.M. on Wednesday, October 16th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the September 18th, 2002, Unsafe Structures Board Meeting. A motion was made by Mr. Loader to accept the minutes of the last board meeting with the corrections as mentioned by himself and Mr. Michelson. Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Case:

DC200109479U 1880 NW 68 Street

City of Miami Case:

M02-064 1470 NW 41 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases were **deferred** at the meeting per the Building Official:

Unincorporated Miami Dade Case:

DCF1997100636U 7601 NW 25 Avenue

City of Miami Case:

M02-065 1473 NW 70 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County, City of Miami and City of North Miami Beach cases was **no show/no contest**:

Unincorporated Miami Dade Cases:

DC200212482U 1817 NW 69 Terrace

City of North Miami Beach Cases:

NMB2002-01 2275 NE 137 Street

City of Miami Cases:

M02-061 147 NW 61 Street
M02-062 337 NW 59 Terrace
M02-063 1115 NW 64 Street
M02-066 1555 NW 55 Street
M02-067 1625 NW 66 Street
M02-069 4022 NW 15 Avenue
M02-070 4308 NW 18 Avenue
M02-071 5722 NE 3 Avenue
M02-072 7516 NE 1 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official**:

Unincorporated Miami-Dade County Cases:

DC200109049U 10390 SW 177 Street

City of Miami Cases:

M02-060 128 NW 77 Street
M02-068 1895 NW 49 Street

The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Crooks and seconded by Mr. Starkweather.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:02 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

Lakes of the Meadow Condo #8 - S.W. 152 Avenue and S.W. 47 Street

Mr. Jared Gellis stated that he needed more time to complete the repairs. He informed the board that they have moved forward at full speed in getting 80 to 90 percent of the repairs done. Mr. Gellis asked for an additional 90 days for fire and windload permits. He advised the board that the plans should be processed and returned within the next couple of days.

Mr. Cueva addressed fire concerns and confirmed that the 90 day extension would be retroactive.

Mr. Loader asked on what date were the drawings submitted.

Mr. Gellis replied that the first completed set was submitted in August and a revision was submitted in October.

Mr. Loader asked was structural the only item pending.

Mr. Roig stated that he spoke to administration as to the extension and they would not object to no more than 60 days. The permits should be processed in the next couple of weeks and they should have a set of plans with the revisions.

Mr. Crooks stated that there is a huge process in reviewing plans and getting them approved. He suggested granting the extension.

Mr. Roig informed the board that the reason for the dates is to get the homeowner moving.

At this time, Mr. Starkweather made a motion to uphold the Building Official's recommendation to "grant a sixty (60) day extension for permits to be obtained for fire separation and structural repairs." (to leave it open to the board to obtain jurisdiction). Mr. Williams seconded the motion.

After more discussion, Mr. Starkweather amended his motion to "grant a ninety (90) day extension from the expiration date of the order rendered on May 29th, 2002 for fire and wind load permitting. It is also noted that the Unsafe Structures Board will retain jurisdiction on this matter." Motion seconded by Mr. Crooks.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Information #1:

Mr. Roig informed the board that the Unsafe Structure Unit and County Attorney have tried to work with the owners on compliance issues. He gave a status report on demolitions and repairs, but stated that there is an enormous amount of cases still going to litigation. He said that they thought about how they could help the owners in compliance and to alleviate the monetary costs. Mr. Roig stated that they want to avoid bringing these cases back to the board when there is no more than further 10% damage remaining.

He expressed that they wanted the language to allow the municipalities to grant extensions for compliance.

Ms. Susan Torres stated that the board order is standard and the language should be amended.

Mr. Loader stated that this issue is very important and would like to see what alternatives exist.

Mr. Roig informed the board that there is 180 cases in litigation and the courts give a substantial amount of time to the homeowner for them to comply, without knowing that they were already given.

Mr. Williams asked if the language were implemented today, would this waive the owners rights to file an injunction.

Mr. Roig went over the process of the Unsafe Structure Unit with the board and informed them that a non-compliance letter is issued prior to any action taken by the unit.

Mr. Roig added that they come to an agreement with the homeowner prior to meeting with the judge and suggested to report to the board on a monthly basis to report the stats of those cases that received the inhouse extension.

Mr. Williams stated that there is a potential for conflict and suggested that the board be given time to review what the County wants to implement.

Ms. Torres agreed with the change of the language to alleviate the cases returning to the board.

Mr. Loader suggested that the board review the details.

Mr. Berman then administered a roll call vote:

Starkweather – no

Loader – yes

Cueva – yes

Michelson – yes

Trowbridge– no

Williams – yes

Ramirez – no

Vera - no

The motion did not pass due to a tie in the voting process.

Discussion on the motion:

Mr. Williams asked why this needed to be decided upon today, when this issue was just being presented today for review.

Ms. Torres replied that she was not sure how many cases would be affected within the next 30 days.

Mr. Cueva informed everyone that the item was not on the agenda and did not see anything wrong with a 30 day deferral. The item was then deferred by the chairman.

Information #2:

Mr. Cueva addressed the members about the start time of the meeting. He expressed his appreciation to the board on their efforts to commence the meeting on time.

Information #3:

Mr. Roig suggested to the board members a review of the new code so they can get an understanding of the process of the Unsafe Structures Unit cases prior to submittal to the Unsafe Structure Board.

Mr. Loader produced a flow chart ascertaining the process as indicated by Mr. Roig.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 3:16 P.M.

UNSAFE STRUCTURES BOARD HEARING MINUTES OF NOVEMBER 13TH, 2002

Members Present: Gordon Loader, VC Jose Vera Abel Ramirez
Walter Williams Enrique Crooks James Starkweather
Laurence Michelson Mark Trowbridge

Excused: James Cueva, CH Kathy Babl-Loy

Absent: Orange Hayes

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Cynji Lee, Asst. County Attorney

Court Reporter: Victor Margolis, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:26 P.M. on Wednesday, November 13th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Loader requested a motion to approve and accept the minutes of the October 16th, 2002, Unsafe Structures Board Meeting. A motion was made by Mr. Starkweather to accept the minutes of the last board meeting. Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Loader then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Cases:

DCF1998101092U 9100 N.W. 7 Avenue

City of Miami Cases:

M02-074 1244 N.W. 45 Street
M02-076 1471 N.W. 58 Terrace
M02-078 1541 N.W. 70 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County case was **deferred** at the meeting per the Building Official:

Unincorporated Miami Dade Case:

DCF1999101467U 6825 N.W. 20 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF2000101666U 16525-37 N.W. 27 Avenue
DCF2000101770U 2030 N.W. 95 Street
DC2000110496U 17600 N.W. 9 Place

City of Miami Cases:

M02-075 1365 N.W. 58 Street
M02-079 1635 N.W. 66 Street
M02-080 2801 S.W. 22 Avenue
M02-081 4801 N.W. 15 Avenue A/K/A 4803 N.W. 15 Avenue

Mr. Berman then made known that the following Unincorporated Miami-Dade County and City of Miami cases was **no show/no contest**:

Unincorporated Miami Dade Cases:

DCF2000101862U 3011 N.W. 62 Street
DC200110145U 1329 N.E. 110 Terrace
DC200211882U 2758 N.W. 38 Street

City of Miami Cases:

M02-073 150 N.E. 55 Street A/K/A 146-48 N.E. 55 Street
M02-077 1530 N.W. 69 Street

The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Trowbridge and seconded by Mr. Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Loader informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 1:43 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200212393U 3501 N.W. 20 Street

Mr. Roger Andrade, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Andrade gave an account of the structures and commented that structure (A) had no action applied, but “said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Orlando Vega, Building Inspector, Unincorporated Miami-Dade County informed the board that structure (B) has a deterioration ratio of 90%.

Mr. Williams then asked about rehabilitating the structure.

Mr. Steve Siebert, who lives at the property wants to finish the house, but needed time to pull the permit and of which his father started back in 1957.

Mr. Ramirez asked about complying with the codes and their requirements.

Mr. Vega responded that the property is maintained and clean.

Mr. Michelson inquired about the intent for the structure

After some discussion, Mr. Crooks made a motion to “said structure (B) must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs); concrete block; fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (B) must be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plan. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.

Mr. Berman called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200211701U 1814 N.W. 67 Street

Mr. Berman called forth the last case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DCF1996100212 1410-20 N.W. 72 Street

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____

Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 3:16 P.M.

UNSAFE STRUCTURES BOARD HEARING MINUTES OF DECEMBER 11TH, 2002

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera
Walter Williams Enrique Crooks James Starkweather
Mark Trowbridge

Excused: Kathy Babl-Loy Abel Ramirez Larry Michelson

Absent: Orange Hayes

Staff: Theodore Berman, Clerk of the Board
Latisha Byrd, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Steve Hubbard, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, December 11th, 2002, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva announced that the minutes of the November 13th, 2002, Unsafe Structures Board Meeting would be available to review at the next month hearing on Wednesday, January 22, 2003. A motion was made by Mr. Starkweather to accept the minutes of the last board meeting. Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Cases:

DC200211771U 1749 NW 64 Street

City of Miami Cases:

M02-085 519 NW 59 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County case was **deferred** at the meeting per the Building Official:

Unincorporated Miami Dade Case:

DC200110769U 3629 NW 37 Court

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF200212126U 845 NW 71 Street

City of Miami Cases:

M02-084 238 NW 48 Street
M02-090 1321 NW 45 Street
M02-095 6840 NW 15 Avenue

Mr. Berman then made known that the following Unincorporated Miami-Dade County and City of Miami cases was **no show/no contest:**

Unincorporated Miami Dade Cases:

DC200111004U 3131 NW 162 Street

City of Miami Cases:

M02-082 155 NW 68 Terrace
M02-083 231 NE 58 Street
M02-086 801 NW 49 Street
M02-087 831 NW 47 Terrace
M02-088 836 NW 64 Street
M02-089 7529 NW 1 Avenue
M02-091 1401 NW 56 Street
M02-092 1908 SW 9 Street
M02-093 4920 NW 11 Avenue
M02-094 5303 NW 5 Avenue

The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Trowbridge and seconded by Mr. Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 1:45 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200110706U

2169 NW 93 Street

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that “said structures (A) & (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Information #1:

Mr. Roig informed the board that the Unsafe Structure Unit and County Attorney have tried to work with the owners on compliance issues. He gave a status report on demolitions and repairs, but stated that there is an enormous amount of cases still going to litigation. He said that they thought about how they could help the owners in compliance and to alleviate the monetary costs. Mr. Roig stated that they want to avoid bringing these cases back to the board when there is no more than further 10% damage remaining.

He expressed that they wanted the language to allow the municipalities to grant extensions for compliance.

Ms. Susan Torres stated that the board order is standard and the language should be amended.

Mr. Loader stated that this issue is very important and would like to see what alternatives exist.

Mr. Roig informed the board that there is 180 cases in litigation and the courts give a substantial amount of time to the homeowner for them to comply, without knowing that they were already given.

Mr. Williams asked if the language were implemented today, would this waive the owners rights to file an injunction.

Mr. Roig went over the process of the Unsafe Structure Unit with the board and informed them that a non-compliance letter is issued prior to any action taken by the unit.

Mr. Roig added that they come to an agreement with the homeowner prior to meeting with the judge and suggested to report to the board on a monthly basis to report the stats of those cases that received the inhouse extension.

Mr. Williams stated that there is a potential for conflict and suggested that the board be given time to review what the County wants to implement.

Ms. Torres agreed with the change of the language to alleviate the cases returning to the board.

Mr. Loader suggested that the board review the details.

Mr. Berman then administered a roll call vote:

Starkweather – no

Loader – yes

Cueva – yes

Michelson – yes

Trowbridge– no

Williams – yes

Ramirez – no

Vera - no

The motion did not pass due to a tie in the voting process.

Discussion on the motion:

Mr. Williams asked why this needed to be decided upon today, when this issue was just being presented today for review.

Ms. Torres replied that she was not sure how many cases would be affected within the next 30 days.

Mr. Cueva informed everyone that the item was not on the agenda and did not see anything wrong with a 30 day deferral. The item was then deferred by the chairman.

Information #2:

Mr. Cueva addressed the members about the start time of the meeting. He expressed his appreciation to the board on their efforts to commence the meeting on time.

Information #3:

Mr. Roig suggested to the board members a review of the new code so they can get an understanding of the process of the Unsafe Structures Unit cases prior to submittal to the Unsafe Structure Board.

Mr. Loader produced a flow chart ascertaining the process as indicated by Mr. Roig.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 3:16 P.M.